

SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
PERMIT APPLICATION PUBLIC NOTICE

December 1, 2006

Permit Number: 2006-3419-2IM-P
Permit ID: 56184

The SCDHEC Office of Ocean and Coastal Resource Management has received an application for a permit for the alteration of a critical area. This application was submitted pursuant to the Coastal Zone Management Act (Act 123) of the 1977 South Carolina General Assembly. The application, in brief, is described as follows:

APPLICANT: Scott Creek Community, LLC
C/o S&ME, Inc.
620 Wando Park Boulevard
Mount Pleasant, SC 29464

LOCATION: On and adjacent to Scott Creek, a tributary of Conch Creek, approximately 0.25 miles southwest of the intersection of Bowman Road and Rifle Range Road, Mount Pleasant, Charleston County, South Carolina (TMS# 560-00-00-001).

WORK: The work as proposed and shown on the attached drawings consists of constructing a private community dock. The proposed dock will consist of a 4' x 20' walkway with 36" high handrails and a 4' x 12' gangway leading to an 8' x 40' floating dock. The purpose of the proposed work is for the private recreational use of the current and future residents of the Scott Creek Community and their guests.
PLEASE NOTE: The Army Corps of Engineers public notice is attached, but OCRM required additional information and there are some variations in the two notices. For the sake of accuracy on comments to OCRM, please refer to the drawings marked December 1, 2006.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by OCRM can be based. Comments concerning the proposed work should be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

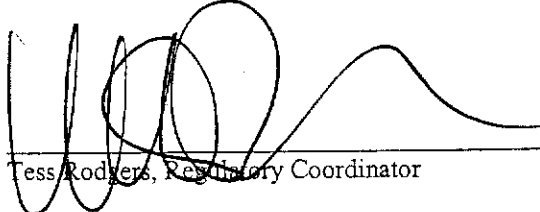
The decision to issue or deny a permit will be based on the individual merits of the application, the policies specified in the South Carolina Coastal Zone Management Act, and the considerations outlined in the State of South Carolina Coastal Zone Management Program. Interested parties who wish to be notified of final permit action must notify OCRM in writing of this request.

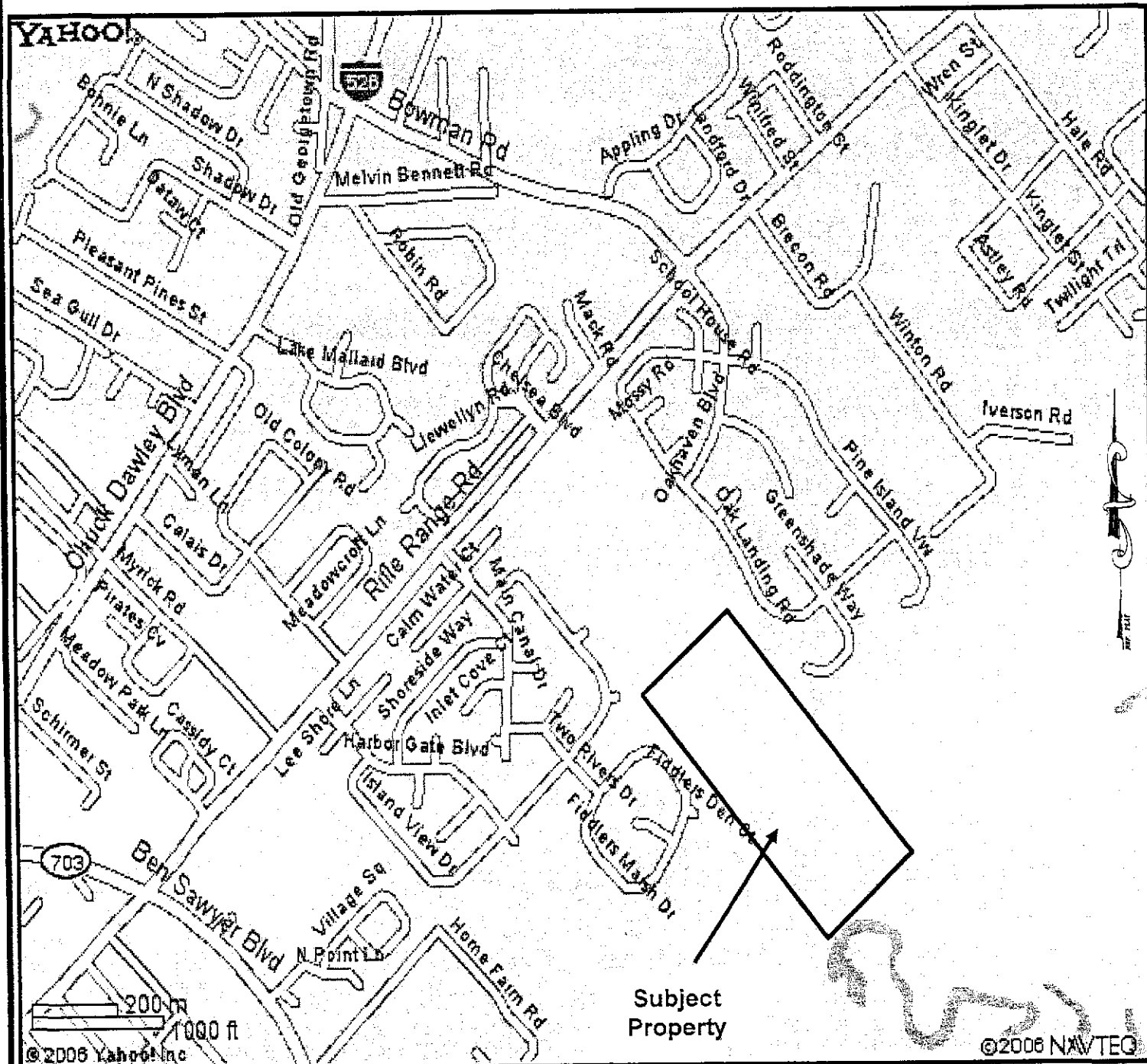
To assure review by OCRM, comments regarding this application must be received by OCRM on or before December 31, 2006. For further information please contact the project manager for this activity, Steven Brooks at 843-747-4323 ext. 118.

PLEASE REPLY TO:

SCDHEC OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

Please refer to P/N# 2006-3419-2IM


Tess Rodgers, Regulatory Coordinator



12/1/06

P/N# 2006-3419-2IM-P

SCALE:	NTS
SOURCE:	YAHOO.COM
SOURCE DATE:	
DATE:	September 19, 2006



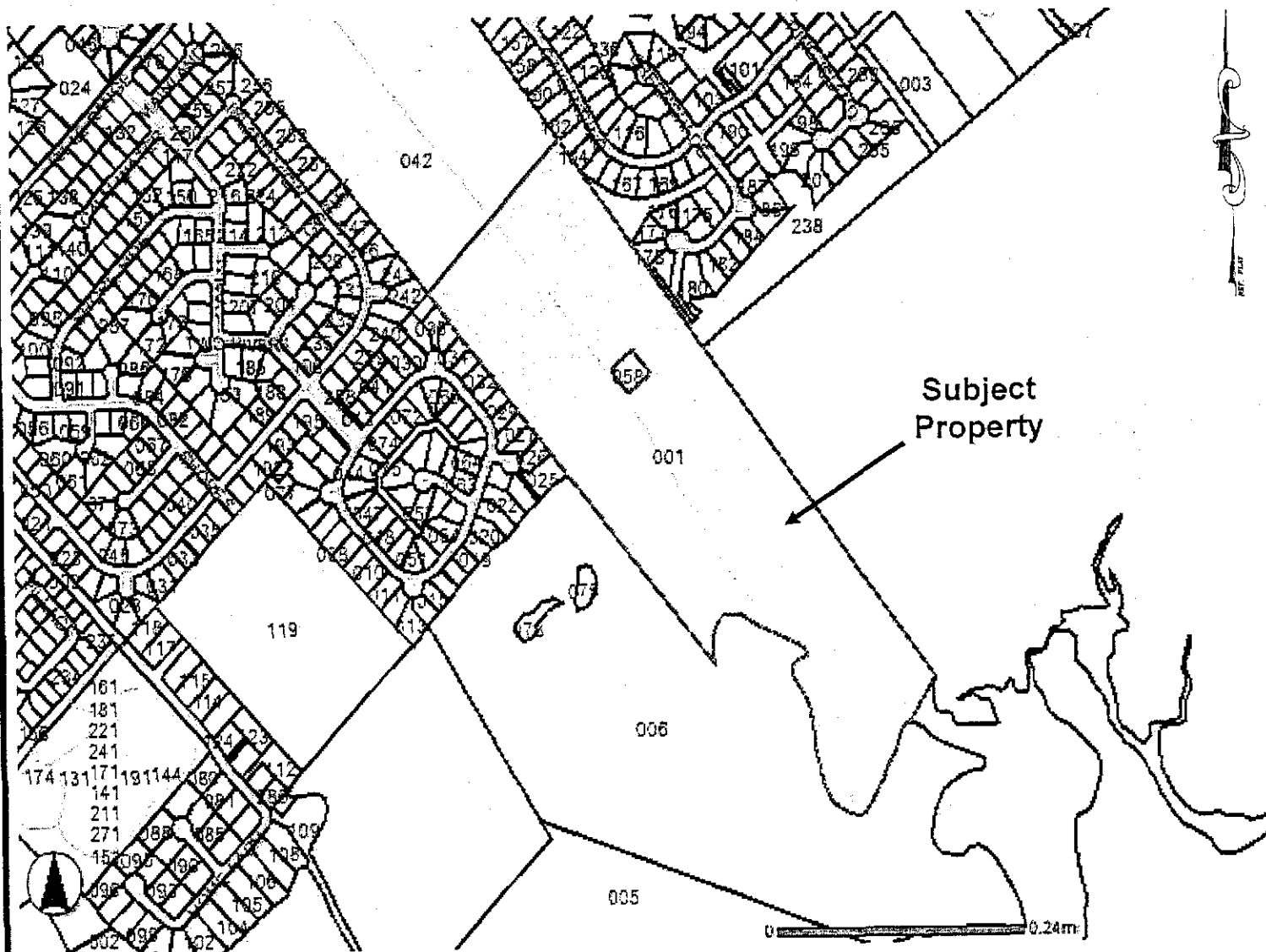
ENVIRONMENTAL SERVICES
ENGINEERING • TESTING

Site Location Map
Scott Creek Community Dock
Charleston County, South Carolina

JOB NO. 1134-05-856

Sheet

1



12/1/04
P/N # 2006-3419-2IM-?

SCALE: NTS
SOURCE: Charleston County Tax Assessor
SOURCE DATE:
DATE: September 19, 2006

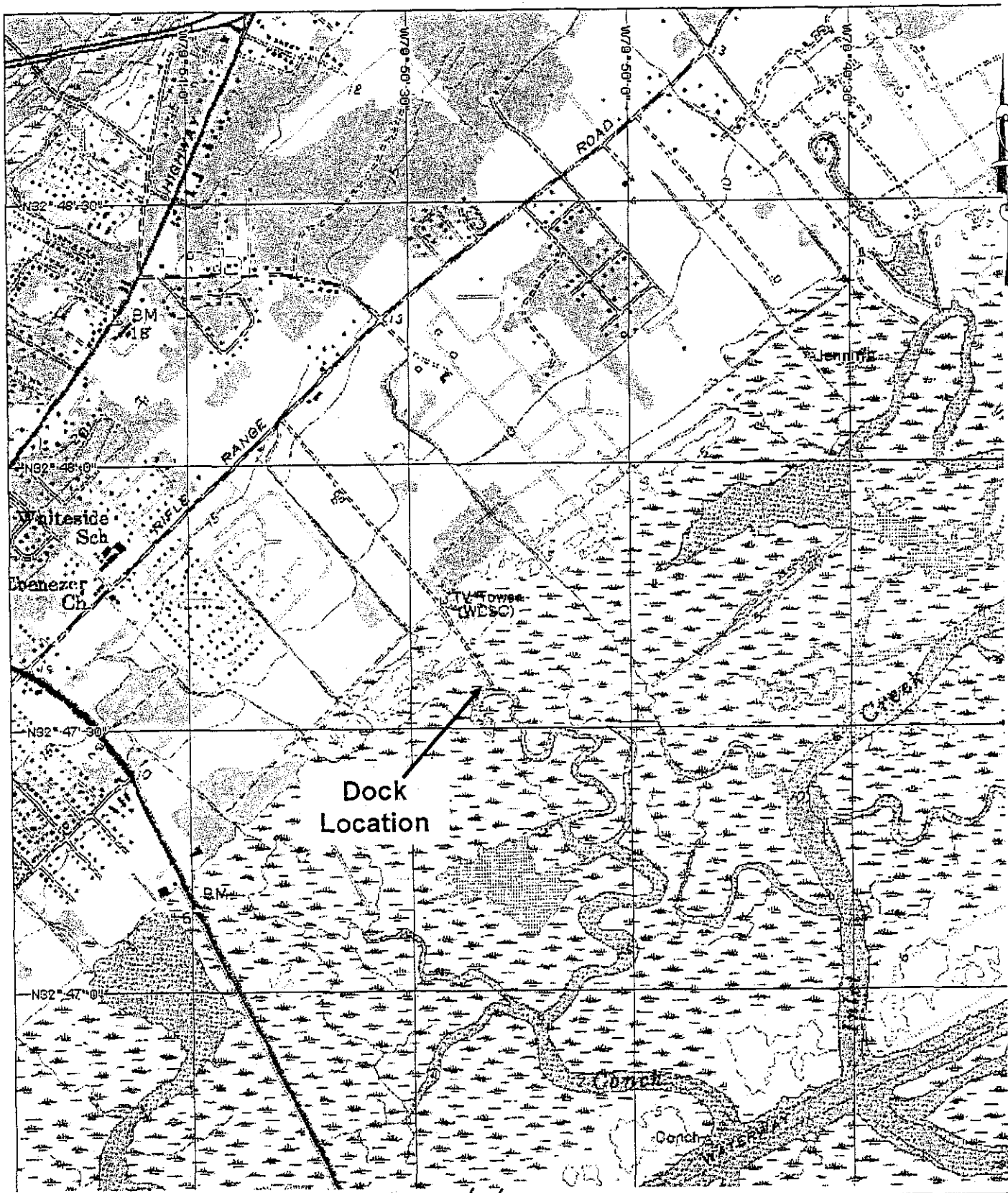


ENVIRONMENTAL SERVICES
ENGINEERING • TESTING

Charleston County Tax Map
Scott Creek Community Dock
Charleston County, South Carolina

JOB NO. 1134-05-856

Sheet
2



SCALE: NTS

SOURCE: Delorme 3D Topoquad

SOURCE DATE:

DATE: September 19, 2006

12/1/06

S&ME

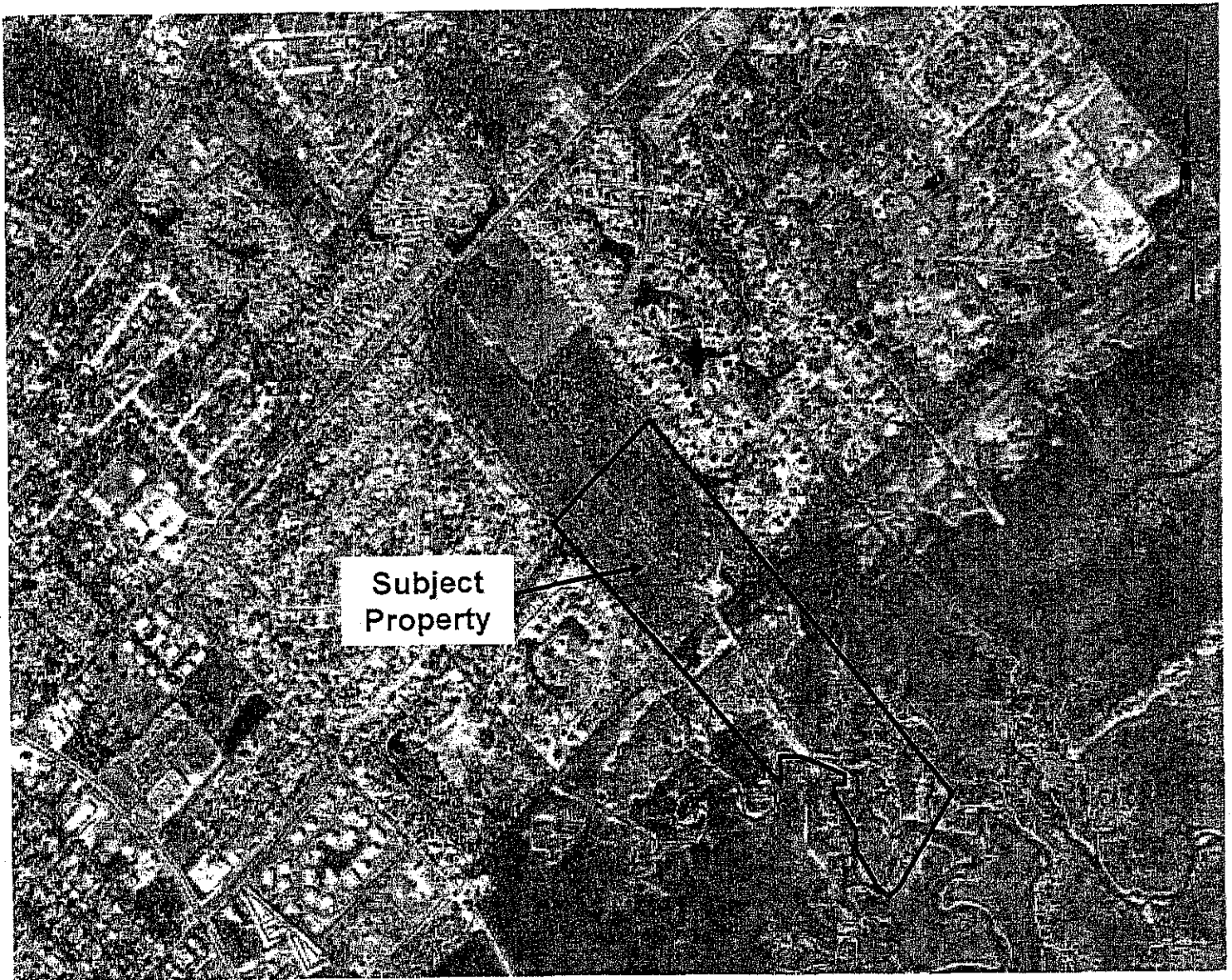
ENVIRONMENTAL SERVICES
ENGINEERING + TESTING

FIN# 2006-3419-2IM-9

Topographic Map
Scott Creek Community Dock
Charleston County, South Carolina

JOB NO. 1134-05-856

Sheet
3



Subject
Property

12/1/06
P/N # 2006-3419-2IM-P

SCALE: NTS

SOURCE: SCDNR.COM

SOURCE DATE:

DATE: September 19, 2006



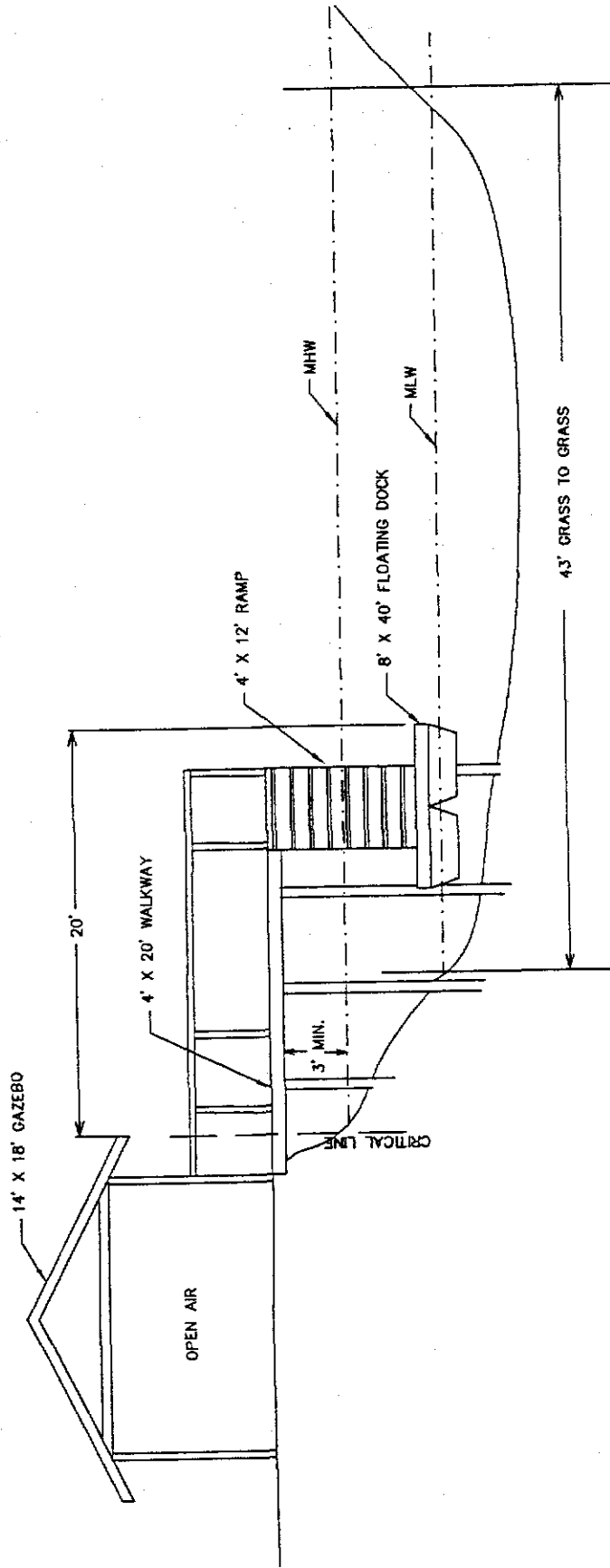
ENVIRONMENTAL SERVICES
ENGINEERING • TESTING

1994 Aerial Photograph
Scott Creek Community Dock
Charleston County, South Carolina

JOB NO. 1134-05-856

Sheet

4

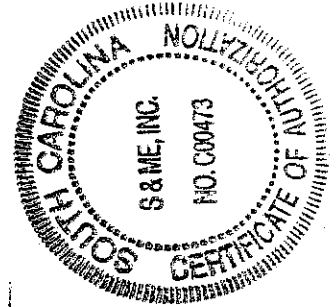


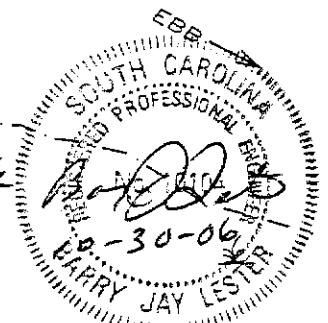
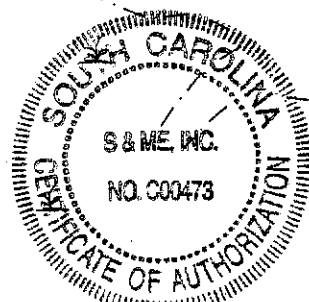
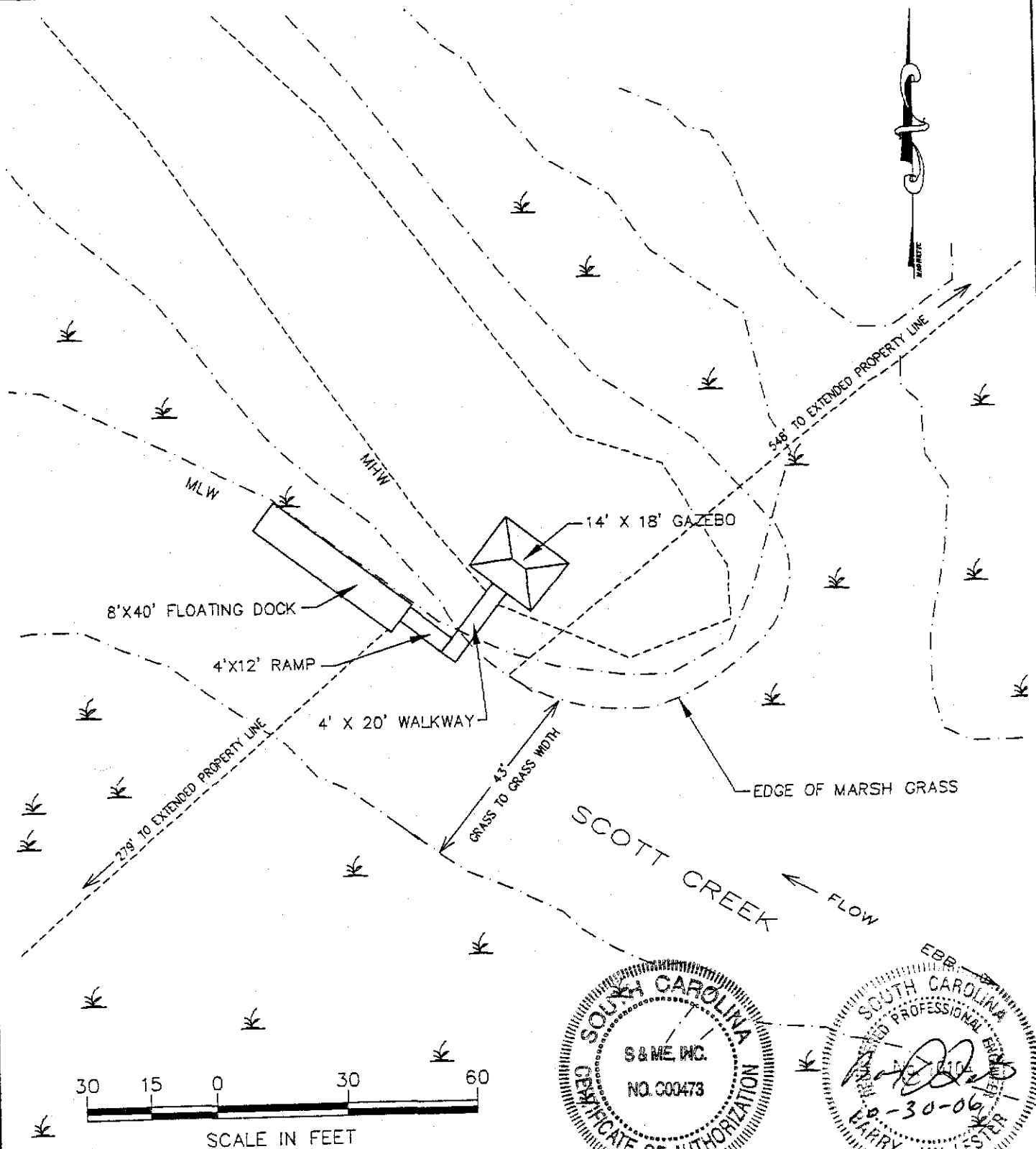
12/1/04
 P/N # 2006-3419-2IM-P

PROPOSED STRUCTURE AND DOCK
 APPLICANT: THE BEACH COMPANY
 PROJECT TITLE: SCOTTS CREEK GAZEBO
 AND DOCK PLAN
 COUNTY: CHARLESTON
 DATE: 10-26-06
 SCALE: NTS
 SHEET NO. 7 OF 7



JOB NO. 1134-05-856 DRAWN BY: LAJ





Note:

This site plan was provided by Thomas & Hutton Engineering Co. and adapted by S&ME, Inc.



JOB NO. 1134-05-858

DRAWN BY: LAJ

PROPOSED STRUCTURE AND DOCK

APPLICANT: THE BEACH COMPANY
PROJECT TITLE: SCOTTS CREEK GAZEBO
AND DOCK PLAN

COUNTY: CHARLESTON

DATE: 10-17-06

SCALE: 1"=30'

SHEET NO. 6 OF 7

P/N # 2006-3419-2IM-9

12/1/06

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N #2006-3419-2IM

November 22, 2006

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

SCOTT CREEK COMMUNITY, LLC
211 KING STREET SUITE 300
CHARLESTON, SOUTH CAROLINA 29401-3190

for a permit to construct a dock in

SCOTT CREEK

On Scott Creek is a tributary of Conch Creek. The property is approximately 0.25 miles southwest of the intersection of Bowman Road and Rifle Range Road, Mount Pleasant, Charleston County, South Carolina (Latitude 32.671722, Longitude -79.905333)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, TUESDAY, DECEMBER 26, 2006

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing a 4' x 20' walkway with handrails 36 inches high. The walkway will have a 4' x 12' ramp leading to a 8' x 40' floating dock. The purpose of the proposed work, as stated by the applicant, is for the private recreational use of the current and future residents of the Scott Creek Community and their guests. Note that a 14' x 18' covered gazebo will be constructed on high ground, and attached to the proposed structure. See attached drawings for details.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the South Carolina Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 408 square feet of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

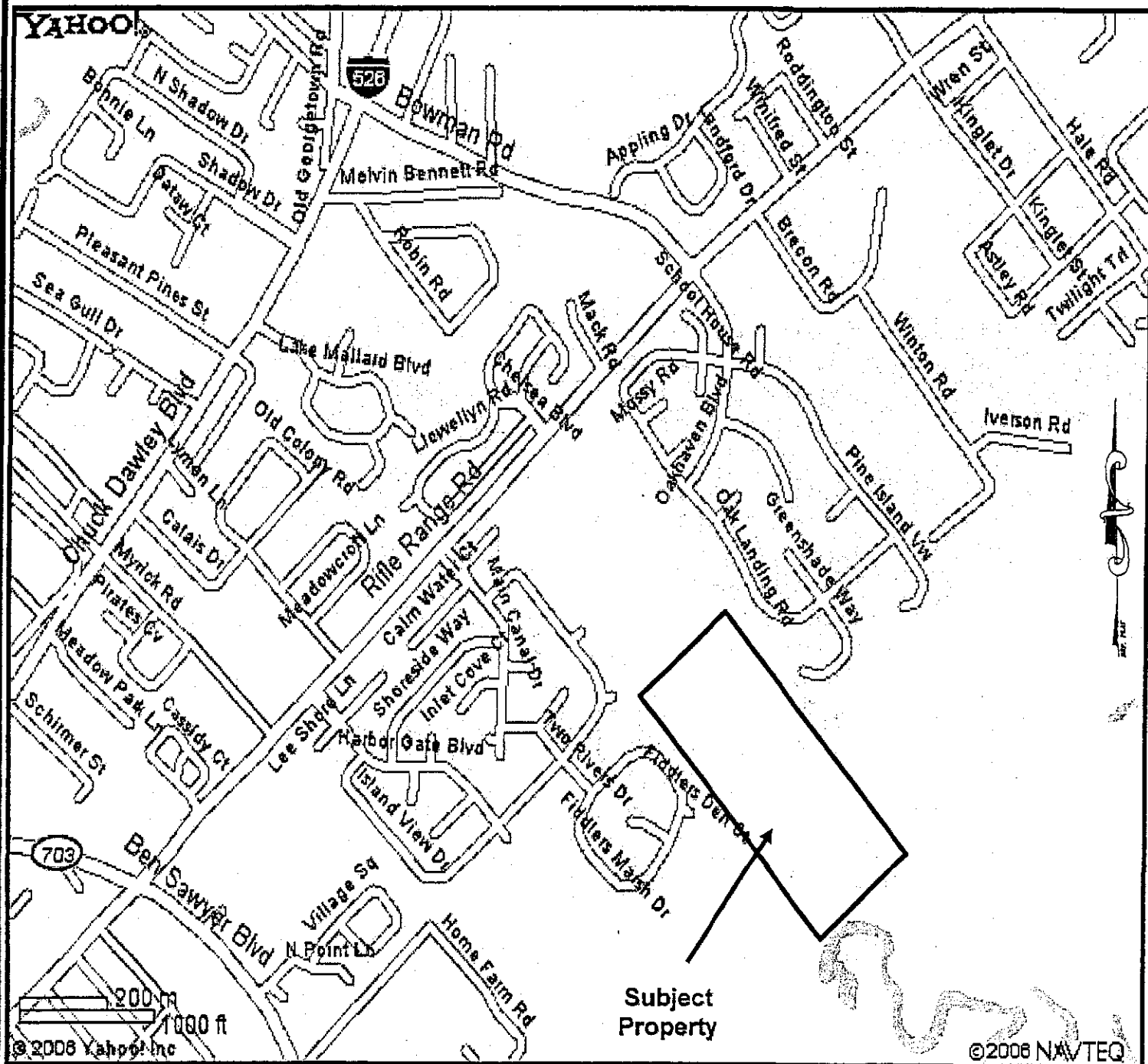
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and

conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact Christopher Mims, at 843-329-8044 or toll free at 1-866-329-8187.

Steve Brooks
Project Manager
SCDHEC-OCRM



SAC#: 20063419-2IM
Sheet 1 of 7

SCALE:	NTS
SOURCE:	YAHOO.COM
SOURCE DATE:	
DATE:	September 19, 2006

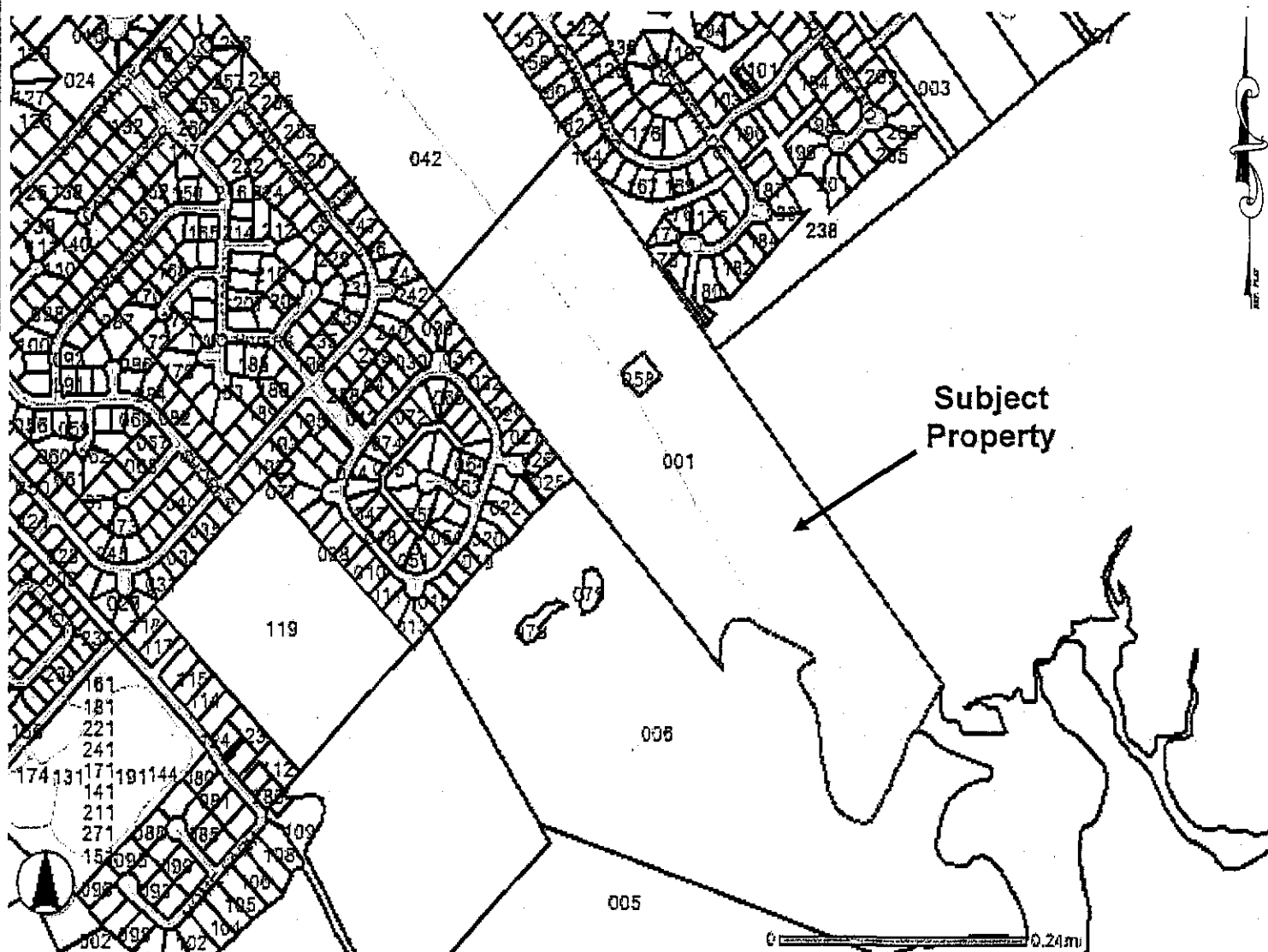


ENVIRONMENTAL SERVICES
ENGINEERING • TESTING

Site Location Map
Scott Creek Community Dock
Charleston County, South Carolina

JOB NO. 1134-05-856

Sheet
1



SAC#: 20063419-2IM
Sheet 2 of 7

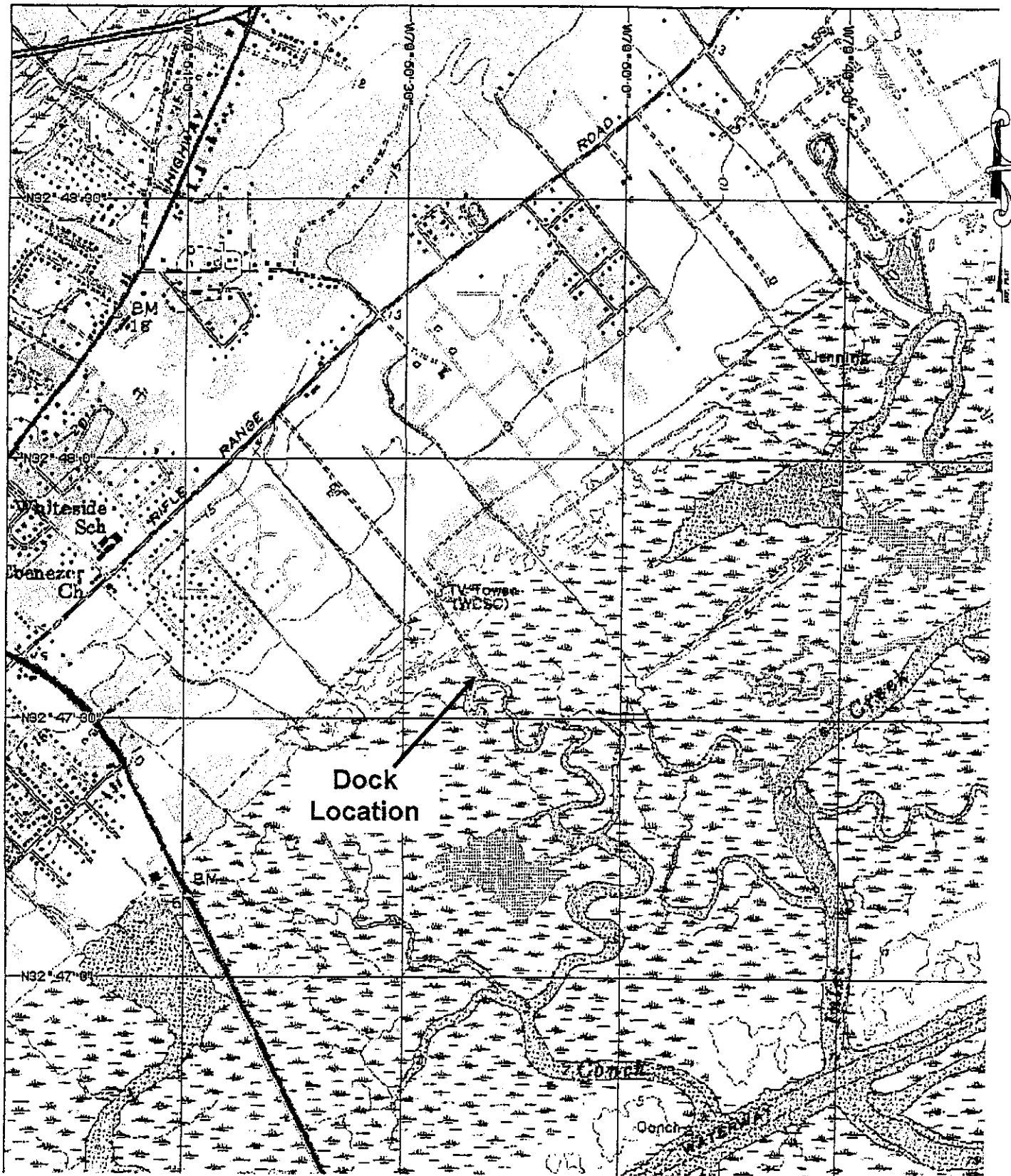
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SOURCE: Charleston County Tax Assessor
SOURCE DATE:
DATE: September 19, 2006



Charleston County Tax Map
Scott Creek Community Dock
Charleston County, South Carolina

JOB NO. 1134-05-856

Sheet
2



SCALE: NTS

SOURCE: Delorme 3D Topoquad

SOURCE DATE:

DATE: September 19, 2006



ENVIRONMENTAL SERVICES
ENGINEERING • TESTING

Topographic Map
Scott Creek Community Dock
Charleston County, South Carolina

Sheet
3

JOB NO. 1134-05-856

SAC#: 20063419-2IM
Sheet 3 of 7



SAC#: 20063419-2IM
Sheet 4 of 7

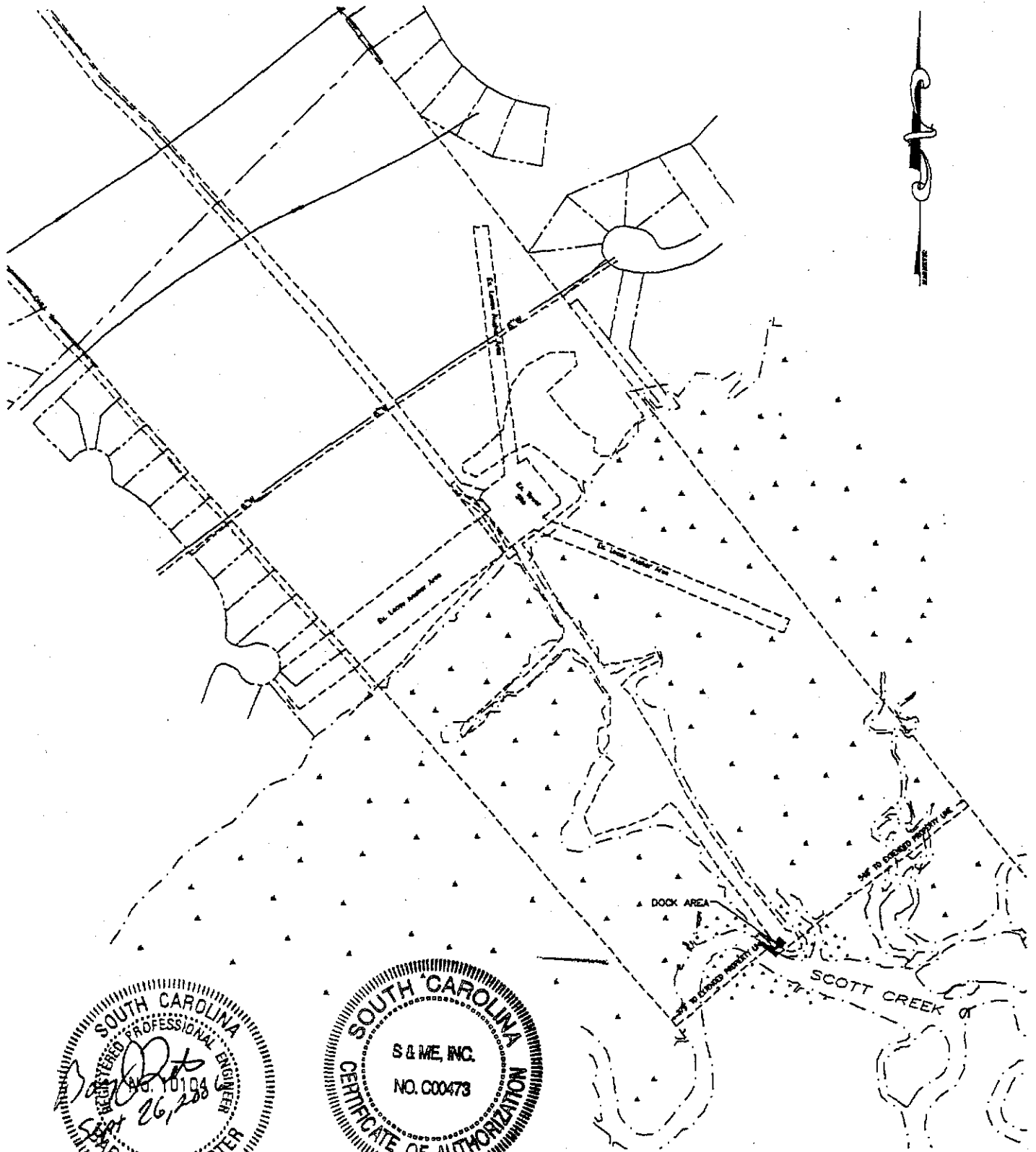
SCALE:	NTS
SOURCE:	SCDNR.COM
SOURCE DATE:	
DATE:	September 19, 2006



1994 Aerial Photograph
Scott Creek Community Dock
Charleston County, South Carolina

JOB NO. 1134-05-856

Sheet
4



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JOB NO. 1134-05-858

DRAWN BY: LAJ

PROPOSED STRUCTURE AND DOCK

APPLICANT: THE BEACH COMPANY
PROJECT TITLE: SCOTTS CREEK GAZEBO
AND DOCK PLAN

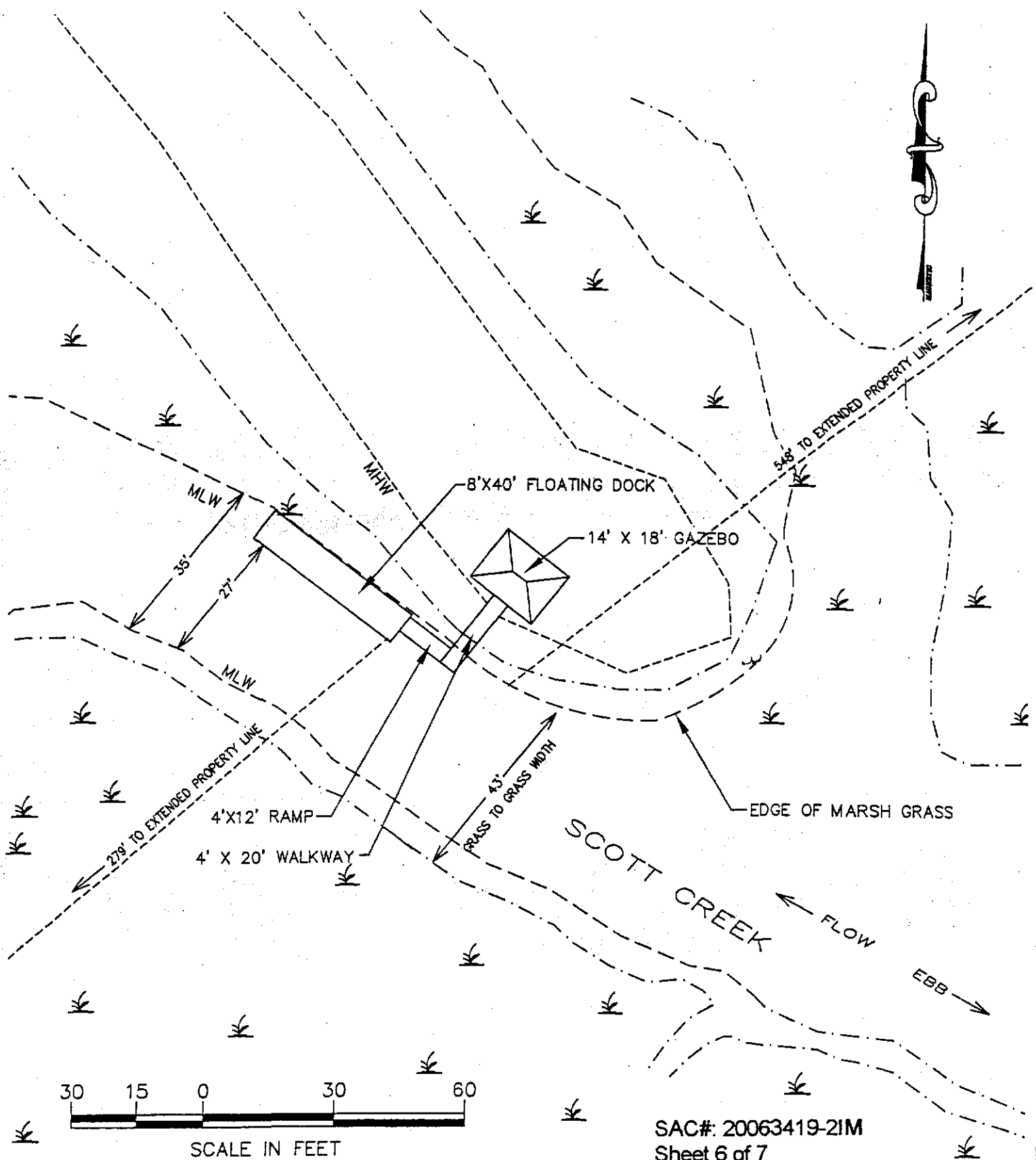
COUNTY: CHARLESTON

DATE: 9-26-06

SCALE: 1"=300'

SHEET NO. 5 OF 7

SAC#: 20063419-2IM
Sheet 5 of 7



Note:

This site plan was provided by Thomas & Hutton Engineering Co. and adapted by S&ME, Inc.

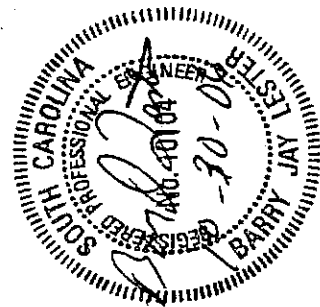
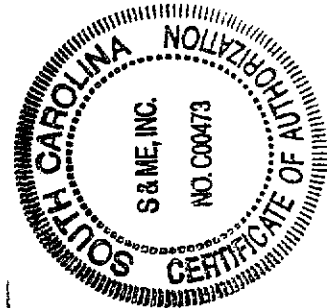
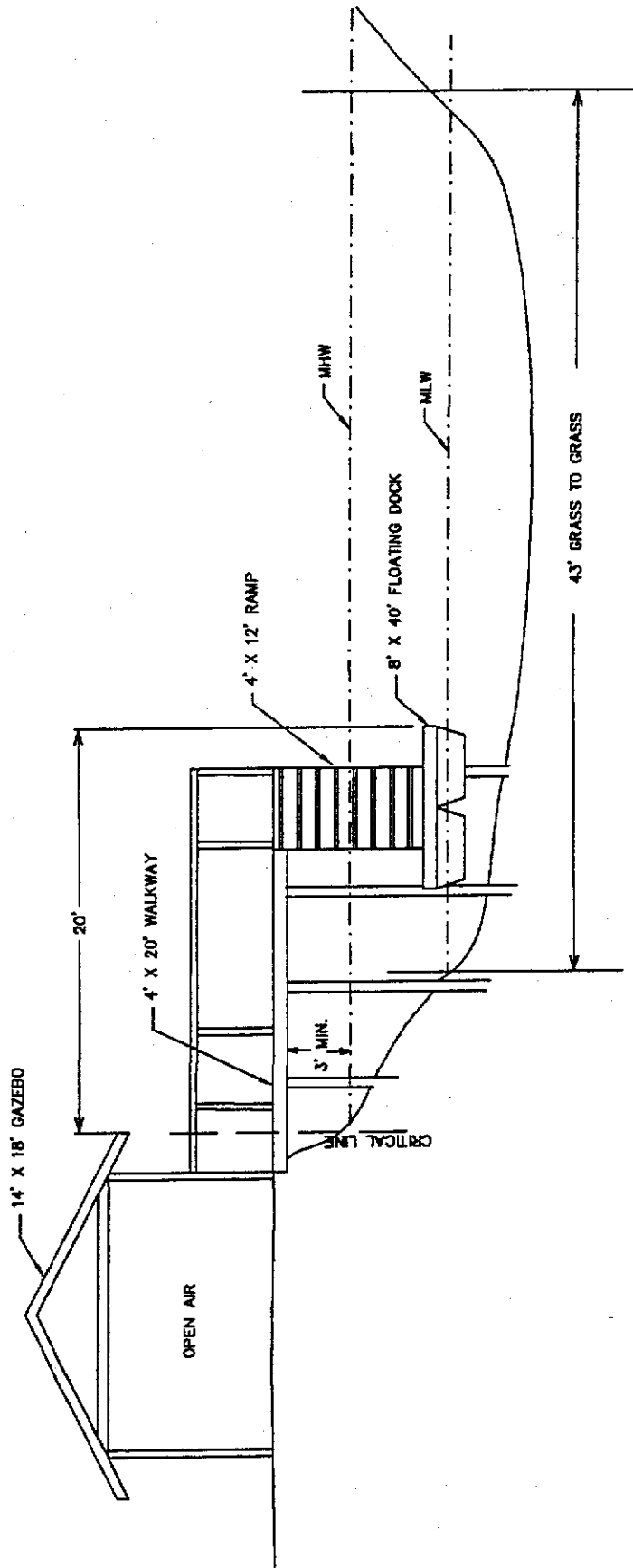


JOB NO. 1134-05-856

DRAWN BY: LAJ

PROPOSED STRUCTURE AND DOCK

APPLICANT: THE BEACH COMPANY
PROJECT TITLE: SCOTTS CREEK GAZEBO
AND DOCK PLAN
COUNTY: CHARLESTON
DATE: 11-10-06
SCALE: 1"=30'
SHEET NO. 6 OF 7



PROPOSED STRUCTURE AND DOCK
 APPLICANT: THE BEACH COMPANY
 PROJECT TITLE: SCOTTS CREEK GAZEBO
 AND DOCK PLAN

COUNTY: CHARLESTON
 DATE: 10-26-06
 SCALE: NTS

SHEET NO. 7 OF 7

SAC#: 20063419-2IM
 Sheet 7 of 7

JOB NO. 1134-05-856 DRAWN BY: LAJ